

and do what it wants to do. If it could, there would be no need for the bill. Now, once that designation of blighted and substandard comes into play, that designation exists for 36 months, even if a company that may have wanted to come here changes its mind, for the purposes of allowing that land to be blighted and substandard in order that one of these projects can come in, that designation stays in place for 36 months. So if you have a business within that area, are you going to develop it when you know it can be taken from you anytime between now and the expiration of three years? If there was a company not as large as that big one, would they think about coming in there without the benefits of this bill when that land could be taken from them? What happens here is that a bill like this, the way it's drafted, discourages further development in certain areas because the land can be taken. I want to ask Senator Withem a question before I proceed.

SENATOR HALL: Senator Withem, would you respond?

SPEAKER WITHEM: Yes, I would.

SENATOR CHAMBERS: Senator Withem, how much land can be within a given project area? Is there any limit?

SPEAKER WITHEM: I'm not aware of a limit contained within the bill.

SENATOR CHAMBERS: Nor am I. Okay, but I wanted to be sure that if it's there, maybe you had...I meant it's not obvious that it's there. Who can own the property that falls within one of these areas? Could it be owned by people who occupy the residences?

SPEAKER WITHEM: Anybody could own the property,...

SENATOR HALL: One minute.

SPEAKER WITHEM: ...yes, I believe.

SENATOR CHAMBERS: And if one of these project areas is designated blighted and substandard for the purpose of one of these projects then the city or this entity composed of various groups could exercise their powers to condemn that land and take it. Is that true?